

**MINUTES**  
**Main Street Board**  
**Meeting of September 25, 2006**

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*The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday September 25, 2006 at 6:00 pm. in the City Hall Conference Room.*

*The following members were present and on time; Chairman Steve Phillips, Sheri Borth, Jerry Fulwiler, Amanda Hall, Norman Patten, Russell Read, Randall Stewart and Bill Watkins. Lois Cannady was absent. The following City Staff member was present; Patty Bushart, Main Street Manager.*

**I. Call the meeting to order.**

Chairman Steve Phillips called the meeting to order at 6:04 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

**II. Approve the Minutes of the August 21, 2006 Regular Meeting.**

Sheri Borth made a motion, seconded by Amanda Hall, to approve the minutes of the August 21, 2006 Regular Meeting. The motion carried unanimously.

**III. Discuss and Review Historic Preservation Ordinance.**

The Board reviewed the preliminary draft of the Historic Preservation Ordinance. There was a general consensus of the Board that the ordinance, with respect to purpose, definition and headings was acceptable as presented. Staff was instructed to provide copies of the preliminary draft to the Cedar Hill Historical Society for further review and comments prior to the October meeting.

Chairman Phillips asked the Board to consider an amendment to the current Uptown Overly District (UOD) ordinance incorporating a "build to" standard for new and existing structures. It was further considered that a Certificate of Occupancy feature similar to that of the proposed preservation ordinance should be incorporated into the existing UOD ordinance to oversee such elements as paint, carpports, fencing, etc., via a separate instrument.

Another suggested amendment to the UOD ordinance was the addition of a section addressing multi-family zoning in very specific and restrictive terms, creating an elite residential element within, and confined to, the district. The "super apartment" zoning would include direction governing:

- Architectural features such as construction materials, roof pitch, porches, ceiling heights, transoms, window construction, finish-out, site lighting, covered parking, fireplaces and roofing materials
- Enhanced exterior landscaping
- Pavement materials
- Minimum unit size
- Project size, ex: 3-4 acre tract maximum, 40-45 units per tract
- Screening fence